



City Council  
Atlanta, Georgia

05-0 -0860

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-05 27  
Date Filed: 4-11-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **451-461, 467 and 471-475 Stephens Street, S.W.**, be changed from the I-2 (Heavy Industrial) District to the MR-4A (Multi Family Residential-eight story multi-family dwellings) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 86. 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

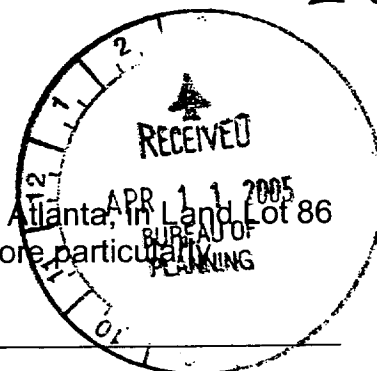
Deputy Clerk

ADOPTED by the City Council  
APPROVED by the Mayor

JUL 05, 2005  
JUL 12, 2005

2-05-27

**Exhibit "A"**



All that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 86 of the 14<sup>th</sup> District, of Fulton County, Georgia and being more particularly described as follows:

**Tract 1:**

Beginning at a point at the South West corner of the site along Stephens Street (50' R/W); running thence North four degrees thirty four minutes two seconds East, a distance of one hundred eighty five and five tenths (185.50) feet; thence South eighty three degrees twenty six minutes forty eight seconds East, a distance of one hundred fifty (150.00) feet; thence South seventy nine degrees two minutes forty eight seconds East, a distance of one hundred fifty five (155.00) feet; thence South seventeen degrees five minutes twelve seconds West, a distance of ten and one tenth (10.10) feet; thence South four degrees thirty four minutes twelve seconds West, a distance of one hundred twenty and five tenths (120.5) feet; thence North eighty nine degrees forty four minutes twelve seconds East, a distance of one and one tenth (1.10) feet; thence South four degrees thirty four minutes twelve seconds West, a distance of thirty two and three tenths (32.30) feet; thence North eighty seven degrees forty one minutes sixteen seconds West, a distance of one hundred fifty two and eighty three tenths (152.83) feet; thence North eighty four degrees sixteen minutes twenty eight seconds West, a distance of forty nine and eighty seven hundredths (49.87) feet; thence North eighty two degrees fifty one minutes twenty six seconds West, a distance of one hundred and thirty eight tenths (100.38) feet and the point of beginning.

**Tract 2:**

Beginning at a point at the North East corner of the site; running thence South seventeen degrees five minutes twelve seconds West, a distance of ten and one tenth (10.10) feet; thence South four degrees thirty four minutes twelve seconds West, a distance of one hundred twenty and five tenths (120.5) feet; thence North eighty nine degrees forty four minutes twelve seconds East, a distance of one and one tenth (1.10) feet; thence South four degrees thirty four minutes twelve seconds West, a distance of thirty two and three tenths (32.30) feet; thence North eighty seven degrees forty one minutes sixteen seconds West, a distance of two and three tenths (2.30) feet; thence South eighty seven degrees forty one minutes sixteen seconds East, a distance of two and three tenths (2.30) feet; thence North four degrees eight minutes forty one seconds East, a distance of one hundred sixty two and forty eight tenths (162.48) feet and the point of beginning.

RCS# 6822  
7/05/05  
3:27 PM

Atlanta City Council

Regular Session

05-O-0860            Z-05-27 451-461, 467, 471-475 STEPHENS  
                         STREET I-2 TO MR-4A  
                         ADOPT

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 5  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
NV Starnes	Y Fauver	Y Martin	NV Norwood
Y Young	Y Shook	Y Maddox	NV Willis
NV Winslow	Y Muller	Y Sheperd	NV Borders

05-O-0860

*Carroll County, Ga.*

**05-0-0860**  
(Do Not Write Above This Line)

**AN ORDINANCE Z-05-27**  
**BY: ZONING COMMITTEE**

An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-4A (Multi Family Residential-eight story multi-family dwellings) District, property located at **451-461, 467 and 471-475 Stephens Street, S.W.,** fronting approximately 306 on the north side of Stephens Street and approximately 155 feet west of the intersection of McDaniel and Stephens. Depth: varies. Area: .900 acres. Land Lot 86. 14<sup>th</sup> District, Fulton County, Georgia.  
**OWNER: ROLAND VANN**  
**APPLICANT: DAVID GREEN**  
**NPU-V COUNCIL DISTRICT 4**

**ADOPTED BY**

**JUL 05 2005**

- ☐ CONSENT REFER **COUNCIL**  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER  
☐ PERSONAL PAPER REFER

Date Referred **5-16-2005**  
Referred To: **ZRB & Zoning**  
Date Referred  
Referred To:  
Date Referred  
Referred To:

First Reading  
Committee **ZONING**  
Date **5/11/2005**  
Chair **[Signature]**  
Referred to **ZONING**

Committee **ZONING**  
Date **5/25/2005**  
Chair **[Signature]**  
Action  
Fav, Adv, Hold (see rev. side)  
Other  
Members

Members **[Signature]**  
Chair **[Signature]**  
Refer To  
Committee  
Date  
Chair  
Action  
Fav, Adv, Hold (see rev. side)  
Other  
Members

Committee  
Date  
Chair  
Action  
Fav, Adv, Hold (see rev. side)  
Other  
Members  
Refer To  
Committee  
Date  
Chair  
Action  
Fav, Adv, Hold (see rev. side)  
Other  
Members  
Refer To

**FINAL COUNCIL ACTION**  
☒ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☒ RC Vote

**CERTIFIED**

**JUL 05 2005**

**CERTIFIED**  
**JUL 05 2005**  
**[Signature]**  
**MUNICIPAL CLERK**

**MAYOR'S ACTION**

**[Signature]**  
**MAYOR**